
S-4265
COUK MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
9-29-2011

S-4265
COUK MINOR SUBDIVISION
Minor-Sketch Plan

Staff Report
9-29-2011

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners and property owners, the Couk Family, represented by R.W. Gross and Associates, are seeking primary approval of a one lot subdivision on 5.968 acres, located on the south side of CR 400 N, approximately 1/3 mile west of the East County Line Road, in Perry 1 (NE) 23-3.

AREA ZONING PATTERNS:

The site is zoned AW, Agricultural Wooded as is all surrounding property except across the road to the north, which is zoned A, Agricultural. Flood Plain zoning associated with the North Fork of the Wildcat Creek exists further to the south.

AREA LAND USE PATTERNS:

The property has an existing single-family residence and driveway. The Saltzman Regulated Drain runs along the southern lot line. A 75' building setback has been shown on the sketch plan from the top of the bank. A tributary of the Saltzman Drain also cuts through the property. (Our zoning map incorrectly has this tributary labeled as the Saltzman.) Because of the presence of these drains, a Flood Plain Certification will be a condition of approval. Other surrounding properties are either wooded or in crop production.

TRAFFIC AND TRANSPORTATION:

CR 400 N is a rural local road based on the adopted *County Thoroughfare Plan*. The required 30' half-width right-of-way has been shown. The County Highway Department is not requiring the platting of a "no vehicular access" statement on the final plat.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The County Surveyor requires either Drainage Board approval or the approval of the Surveyor's Office on a case-by-case basis. A letter from the County Health Department states that, "the lot is suitable for a shallow trench subsurface absorption system."

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct; no buffering is required. Lot width and area are sufficient to meet ordinance standards.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The Regulatory Flood Elevation and Boundary for the Saltzman Regulated Drain Flood Plain shall be shown. It shall also be described and certified as specified in Unified Zoning Ordinance, Section 2-26-17.
5. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2005-04-CM.
6. The street addresses and County Auditor's Key Number shall be shown.